

MEETING MINUTES

I. MONTHLY MEETING AT 7:30 PM

- a. Call to Order – Meeting was called to order by Jeff Gordon at 7:31p.m. Noted that there is a quorum.
- b. Roll Call – Jeff Gordon, Joseph Adiletta, Dorothy Durst, Fred Rich, Dexter Young, Doug Porter, Syd Blodgett, Ken Ebbitt (8pm arrival), Gail Dickinson (8:26pm arrival), Delia Fey (Town Planner), Laura Cournoyer-Gagne (Recording Secretary)
- c. Absent – John Anastasi, Travis Sirrine

II. DESIGNATION OF ALTERNATES – Doug Porter

III. CHAIR'S REPORT – J. Gordon thanked everyone for attending, and their continued hard work, and thanks for the work done daily in the offices. Special congratulations to Tina Lajoie and Delia Fey for earning the designation of Certified Zoning Enforcement Official through the State of Connecticut Association of Zoning Enforcement Officials.

IV. MINUTES

- a. Special Meeting Minutes of April 2, 2015

MOTION TO APPROVE BOTH MEETING MINUTES AS PRESENTED MADE BY F. RICH, SECONDED BY D. YOUNG. D. Porter and S. Blodgett abstained. MOTION PASSED.

V. CITIZENS COMMENTS – NONE

VI. NON-RESIDENTIAL ZONING PERMITS

- a. Linemaster Switch Corp., 144 Bald Hill Dr. – 12' x 24' shed for storage: Due to quantity of functions being held at Linemaster, storage for tables and chairs is needed. Non-Residential Zoning Permit required. Application is complete.

MOTION TO APPROVE MADE BY D. PORTER, SECONDED BY J. ADILETTA. MOTION PASSED UNANIMOUSLY.

- b. Yankee Sales & Service, 240 Rte 171 – Repair and sales of tractors: Formal application to move business. **MOTION TO APPROVE APPLICATION AS PRESENTED MADE BY D. YOUNG, SECONDED BY F. RICH. MOTION PASSED UNANIMOUSLY.**

VII. NEW BUSINESS

- a. Devon Point Farm, 54 Joy Rd. – Request for Certificate of Approval of Location: Bakery/Food Manufacturing License: Business would like to sell baked items & cider to customers. Applicant must present certificate to State of CT in order to receive license. Certificate may carry over if property is sold. **MOTION TO APPROVE AS PRESENTED MADE BY D. PORTER, SECONDED BY J. ADILETTA. MOTION PASSED UNANIMOUSLY.**

- b. Woodstock Academy, 57 Academy Rd. – Student Housing Renewal for 2015/2016: Housing permit in the past has been inspected, application is complete, and nothing has changed. Application was received in time before expiration of current application, fees have been paid. Applicant is in compliance and criteria is in order, as per Zoning Regulations. **MOTION TO RENEW, APPROVE APPLICATION AS PRESENTED MADE BY D. YOUNG, SECONDED BY J. ADILETTA.** Fire Marshal cannot inspect until August, right before the new school year. D. Fey will note follow-up on what Fire Marshal says. Address on application is 599 Rte. 169. **MOTION PASSED UNANIMOUSLY.**

- c. #547-06-08m Charles Rosenfield, Rocky Hill & Ojala Roads – proposed re-subdivision to change previously approved subdivision to merge 11 building lots +3 open space lots into 1 conservation lot (map 6389 block 70, to merge lots 13-5 thru 13-18): Ernest Cotnoir, Attorney for applicant, Beth Zimmerman-Smith, are both present. Memo from D. Fey dated, 5/20/15 received, Town Attorney says this is a re-subdivision and Public Hearing is required. Town attorney needs to talk to real estate attorney, will send copy of what town attorney sends to PZC. Attorney Cotnoir: Road was not accepted by town, paperwork is straight forward. Beth Zimmerman-Smith: purchasing the property and donating conservation easement to a land trust. Would like PA 490 for August window. **MOTION TO SCHEDULE PUBLIC HEARING FOR JUNE 18TH, 2015 AT 7:45 PM. MADE BY D. PORTER, SECONDED BY J. ADILETTA. MOTION PASSED UNANIMOUSLY.**

VIII. OLD BUSINESS – NONE

IX. ZEO REPORT

a. Report on Zoning Enforcement – April/May 2015

- E-mail from Ray Morin, 4 Perrin Rd., dated 05/05/2015: working on getting property cleaned up.
- 6 Lyon Rd: still no response, but noticed that there was a dumpster on property when in the area, went back to talk to property owner. Follow-up inspection to be done in 3 months.
- 1374 Rte 171: received letter from attorney of property owner. Property owner and tenants in court, owner to make corrections.
- 87 Barlow Cemetery Rd: slowly being cleaned up, owner working to resolve issue. If property sold, clean-up may fall on new owners.
- 10 Oak Hill Lane: apartment added without permits. Bank owns property now, would only talk to town attorney. Will keep informed on results. At this time the bank doesn't want to do anything except sell property

b. Report on Zoning Permits – April/May 2015

X. BUDGET REVIEW AND BILLS

a. Bills: Memo dated 5/15/15 – doesn't require vote, done.

Design Professionals, Inc. – Invoice #309-552 (Engineering Review for Patrick & Ericka O'Brien) \$332.50, vote required.

MOTION TO PAY AS SUBMITTED MADE BY F.RICH, SECONDED BY J. ADILETTA. D. Porter abstained. MOTION PASSED.

b. Budget Review: listings none, no other bills received. POCD account hasn't received any other bills at this time.

XI. CITIZENS COMMENTS - NONE

XII. CORRESPONDENCE

a. Memo from Pomfret Conservation Commission re: Lois Orswell Awards and guest speaker on 06/11/2015 at 7:00 pm. at the Old Town House on 1 Townhouse Rd. Pomfret Ctr., CT

b. CT Federation of Planning & Zoning Agencies Quarterly Newsletter

c. State of CT Siting Council re: Docket No. 423 American Towers LLC, Rte 198 – Request for an extension of construction

XIII. MINUTES OF OTHER BOARDS AND COMMISSIONS – NONE

XIV. OTHER

a. D. Durst: Thanks to S. Blodgett for Farmland documents. Asked about sizes of residential solar panels: size of panels depends on size of home. Concept of modification of special permits vs zoning permits. Proposes modifying Subdivision Regulations to remove sections on definitions, Storm Water Management, and E&S Controls, because all of these sections are already in the Zoning Regulations that were revised in 2013. Changes require Public Hearing. Can be brought to subcommittee for further discussion. J. Gordon: Article regarding State law to change regarding solar panels.

XV. ADJOURNMENT

MOTION TO ADJOURN MADE BY D. PORTER, SECONDED BY D. YOUNG. MOTION PASSED AT 8:27 PM.

Respectfully submitted,

Laura Cournoyer-Gagne, Recording Secretary

DISCLAIMER:

These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month's minutes for approval/amendments. Please note that the audio recording is the legal record of the meeting.